

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
N/S Woodvalley Drive, across
the street from Schloss Court * ZONING COMMISSIONER
3102 Woodvalley Drive
3rd Election District * OF BALTIMORE COUNTY
2nd Councilmanic District
Brian Litt, M.D., et ux * Case No. 97-141-A
Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on a Petition for Variance for the property located at 3102 Woodvalley Drive in the Greenspring Valley section of Baltimore County. The Petition is filed by Dr. Brian Litt and Mrs. Lisa Litt, his wife, property owners. Variance relief is requested from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to permit a lot width of 126 ft. in lieu of the required 150 ft. minimum. The subject property and requested relief are more particularly shown on the plat to accompany the Petition for Variance, marked as Petitioners' Exhibit No. 1.

Appearing at the public hearing held for this case were Dr. Brian Litt and Lisa Litt, property owners. Also present was Robert Rosenfelt, the consultant who prepared the site plan. There were no Protestants present, however, Barbara P. Levine, a neighboring property owner appeared.

Testimony and evidence presented at the hearing was that Dr. and Mrs. Litt own the subject property and presently reside thereon. The property is rectangular in shape, with frontage on Woodvalley Drive and the rear portion of the lot adjoins property owned by the St. Timothy's School for Girls. Presently, the site is improved with an existing two story brick and frame single family residence. In addition to the dwelling, a circular drive is present as well as a macadam tennis court. The property is 3 acres in area and is zoned D.R.1. The Petitioners propose subdividing the

ORDER
Date 11/26/96
By [Signature]

MICROFILMED

property so as to create two lots. The proposed subdivision is shown on the site plan. The proposed lot No. 1 will be 1.49 acres in area and will contain that portion of the property on which the dwelling is located. The proposed lot No. 2 is 1.51 acres in area and is vacant, but for the existing tennis court. The site plan also shows a proposed afforestation area to the rear of the property, a proposed septic reserve area for lot No. 2 and a building envelope for the proposed dwelling on lot No. 2.

Clearly, the subject property is large enough to support two lots under the density regulations. Variance relief is requested for lot No. 2 in that same is only 126 ft. wide at the proposed building line. In support of the variance, it was noted that the proposed dwelling will be located in the front of the lot, so as to avoid the area of wetlands and forest to the rear. These site constraints were cited as factors which make the property unique and justify variance relief. Moreover, as noted above, no other variances (i.e., for building setbacks) are sought.

Mrs. Levine testified on behalf of the Stevenson Ridge Halcyon Improvement Association. She stated that the Association is in support of the Petition for so long as relief is restricted. Specifically, the Association seeks assurance from the property owners that a portion of the site will not be sold or dedicated for use as a public or private road providing access to the St. Timothy's property. Apparently, a portion of the school's tract may be sold and developed residentially. Dr. and Mrs. Litt indicated that they would agree to such a restriction. Obviously, such a restriction does not affect the County's power of eminent domain, however, the voluntary conveyance or use of the property for a roadway shall be prohibited.

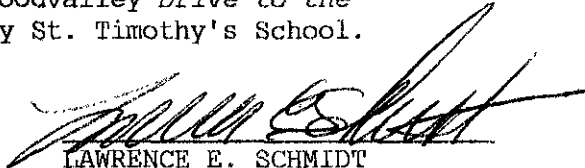
08-06
Date 11/26/96
By J. Hoak

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 26th day of November, 1996 that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to permit a lot width of 126 ft., in lieu of the required 150 ft. minimum, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. No part of the subject 3 acre property known as 3102 Woodvalley Drive shall be used, conveyed or dedicated for, or as a public or private road or roadway joining Woodvalley Drive to the property now owned by St. Timothy's School.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mmm

11/26/96
M. Groat

RECEIVED
NOV 29 1996



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

November 22, 1996

Dr. and Mrs. Brian Litt
3102 Woodvalley Drive
Baltimore, Maryland 21208

RE: Case No. 97-141=A
Petition for Zoning Variance
Property: 3102 Woodvalley Drive

Dear Dr. and Mrs. Litt:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

c: Mrs. Barbara P. Levine, 3003 Woodvalley Drive, Baltimore, Md. 21208

MICROFILMED



Petition for Variance

97-141-A
to the Zoning Commissioner of Baltimore County

for the property located at 3102 Woodvalley Drive

which is presently zoned D.R.-1

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3(C)(1) for a lot width of 126 feet in lieu of the required 150 feet minimum.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) That the property is unique and unusual such that the uniqueness and peculiarity of the property causes the zoning provisions to impact disproportionately upon the property. Practical difficulty and unreasonable hardship result from the disproportionate impact of the provisions of the zoning regulations caused by the property's uniqueness.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Dr. Brian Litt

(Type or Print Name)

Signature

Mrs. Lisa Litt

(Type or Print Name)

Signature

3102 Woodvalley Drive

Address

Phone No.

Baltimore, MD

21208

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Robert S. Rosenfelt, P.E.

Colbert Matz Rosenfelt, Inc.

Name

3723 Old Court Road

653-3838

Address

Baltimore, MD 21208

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: JOLA

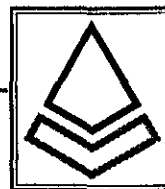
DATE

9-25-96



Printed with Soybean Ink
on Recycled Paper

MICROFILMED



ZONING DESCRIPTION

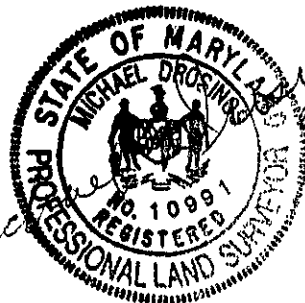
97-141-A

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATED IN THE THIRD ELECTION DISTRICT OF BALTIMORE COUNTY, MARYLAND, AND BEING KNOWN AS 3102 WOODVALLEY ROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAME AT A POINT IN THE BED OF WOODVALLEY ROAD, FORMERLY HALCYON ROAD, SAID POINT OF BEGINNING BEING THE END OF THE FOURTH LINE OF THE LAND CONVEYED TO BRIAN LITT AND LISA M. LITT BY DEED DATED JANUARY 3, 1992, AND RECORDED AMONG THE LAND RECORDS IN LIBER 9036 FOLIO 160, SAID POINT OF BEGINNING BEING DISTANT SOUTH 78 DEGREES 18 MINUTES 36 SECONDS EAST 97 FEET, MORE OR LESS, FROM THE INTERSECTION OF THE CENTERLINE OF SCHLOSS COURT, 50 FEET WIDE, WITH THE CENTERLINE OF WOODVALLEY ROAD, 60 FEET WIDE, AS SHOWN ON THE PLAT ENTITLED "STEVENSON RIDGE ADDITION" AND RECORDED AMONG SAID LAND RECORDS IN PLAT BOOK 31 FOLIO 145, RUNNING THENCE BINDING ON SAID FOURTH LINE AND IN THE BED OF SAID WOODVALLEY ROAD (1) SOUTH 78 DEGREES 18 MINUTES 36 SECONDS EAST 279.60 FEET, THENCE LEAVING SAID ROAD AND BINDING ON SAID LAND THE FOLLOWING THREE COURSES: (2) NORTH 05 DEGREES 52 MINUTES 32 SECONDS EAST 499.57 FEET, (3) NORTH 82 DEGREES 13 MINUTES 10 SECONDS WEST 278.37 FEET (4) SOUTH 05 DEGREES 51 MINUTES 24 SECONDS WEST 460.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.00 ACRES OF LAND, MORE OR LESS.

I:\JOBS\96101.DES 9-25-96



MICROFILMED

141

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 024888

DATE 9-25-96 ACCOUNT R-0006150

AMOUNT \$ 50.00

RECEIVED FROM: COLBERT, NATZ ROSENFIELD
CIC - RES. DIV. \$50

FOR: CCMC \$50

03971#0390MICHRD #56700

BY SIGNATURE OF CASHIER
VALIDATION OR SIGNATURE OF CUSTOMER
CASHIER PINK - AGENCY YELLOW - CUSTOMER
#141 577

MICROFILMED

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case #57-141-A

(Item 141)

3102 Woodvalley Drive
N/S Woodvalley Drive, across
street from Schloss Court
3rd Election District

2nd Councilmanic

Legal Owner(s):

Dr. Brian Litt and Lisa Litt

Variance for a lot width of
126 feet in lieu of the required
150 feet minimum.

Hearing: Wednesday, October
30, 1996 at 10:00 a.m. in Rm.
106, County Office Building.

LAWRENCE E. SCHMIDT

Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible, for
special accommodations
Please Call 887-3353.

(2) For information concerning
the file and/or Hearing,
Please Call 887-3381.

10/133 Oct. 10 C89790

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/10, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/10, 1996.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

MICROFILMED

CERTIFICATE OF POSTING

RE: Case No.: 97-141 A

Petitioner/Developer: DR. BRIAN LITT, ETAL

Date of Hearing/Closing: OCT. 30, 1996

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at #3102 WOODVALLEY DRIVE
(ACROSS STREET FROM SCHLOSS COURT)

The sign(s) were posted on OCTOBER 14, 1996
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe

(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

(Address)

HUNT VALLEY, MD, 21030

(City, State, Zip Code)

666-5366

(Telephone Number)

ZONING NOTICE

CASE # 197141A

A PROPOSED ZONING MAP HAS BEEN
FILED FOR THE CITY OF
PLACER COUNTY, CALIFORNIA
TIME & DATE: 10/10/71
VARIANCE FOR THE
150 EAST 10TH
150 EAST 10TH

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: _____

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: Variance of lot width of 126 Ft. in lieu
of the required 150 Ft. minimum

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PUTUXENT PUBLISHING COMPANY
October 10, 1996 Issue - Jeffersonian

Please forward billing to:

Robert S. Rosenfelt, P.E.
Colbert and Matz Rosenfelt, Inc.
3723 Old Court Road
Baltimore, MD 21208
653-3838

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-141-A (Item 141)
3102 Woodvalley Drive
N/S Woodvalley Drive, across street from Schloss Court
3rd Election District - 2nd Councilmanic
Legal Owner(s): Dr. Brian Litt and Lisa Litt

Variance for a lot width of 126 feet in lieu of the required 150 feet minimum.

HEARING: WEDNESDAY, OCTOBER 30, 1996 at 10:00 a.m. in Room 106, County Office Building.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

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Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 3, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-141-A (Item 141)
3102 Woodvalley Drive
N/S Woodvalley Drive, across street from Schloss Court
3rd Election District - 2nd Councilmanic
Legal Owner(s): Dr. Brian Litt and Lisa Litt

Variance for a lot width of 126 feet in lieu of the required 150 feet minimum.

HEARING: WEDNESDAY, OCTOBER 30, 1996 at 10:00 a.m. in Room 106, County Office Building.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Dr. Brian Litt and Mrs. Lisa Litt
Colbert Matz Rosenfelt, Inc.

- NOTES: (1) THE ZONING NOTICE SIGN MUST BE POSTED ON THE PROPERTY BY OCTOBER 15, 1996.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

MICROFILMED





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 30, 1996

Dr. and Mrs. Brian Litt
3102 Woodvalley Drive
Baltimore, MD 21208

RE: Item No.: 141
Case No.: 97-141-A
Petitioner: Brian Litt, et ux

Dear Dr. and Mrs. Litt:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on September 25, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr.", is written over a circular stamp. The stamp contains the text "W. Carl Richards, Jr." and "Zoning Supervisor".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



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B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: October 17, 1996

FROM: Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for October 15, 1996
 Item No. 141

The Development Plans Review Division has reviewed the subject zoning item. This site is designated as an "S-1 Existing Service Area" on the master sewerage plan maps. Metropolitan facilities are available to 90% or more of the properties in these areas.

RWB:HJO:jrb

cc: File

ZONE31D

MICROFILMED

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410)887-4880

DATE: 10/07/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF OCT. 07, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 131, 132, 133, 134, 135, 136,
137, 138, 139, 140, 141, 142, 146 AND 147.

1023

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

[MICROFILMED]

cc: File



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: October 4, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 131, 132, 133, 134, 135, 138, 140, 141, 142, 146, and 147

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Dary L. Kerns

PK/JL

RECEIVED
OCT 10 1996



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

10/7/96

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 141 (JRA)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

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PETITION PROBLEMS

#137 --- JCM

1. No telephone number for legal owner.

#138 --- MJK

1. No telephone number for legal owner.

#140 --- JRA

1. Petition says zoning is R.C.-2; folder says D.R.-1.

#141 --- JRA

1. No telephone number for legal owner.

#145 --- JLL/JCM

1. No attorney signature on the variance form.

#146 --- CAM

1. No signature for either legal owner on form.
2. No telephone number for legal owner.
3. No description for property on folder.

#147 --- JCM

1. No item number on petition forms.
2. No review information on petition forms.

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| | | |
|--|---|---------------------|
| RE: PETITION FOR VARIANCE | * | BEFORE THE |
| 3102 Woodvalley Drive, N/S Woodvalley Dr., | * | ZONING COMMISSIONER |
| across street from Schloss Court | * | |
| 3rd Election District, 2nd Councilmanic | * | OF BALTIMORE COUNTY |
| Brian and Lisa Litt | * | |
| Petitioners | * | CASE NO. 97-141-A |

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 29th day of October, 1996, a copy of the foregoing Entry of Appearance was mailed to Robert S. Rosenfelt, P.E., Colbert, Matz, Rosenfelt, Inc., 3723 Old Court Road, Baltimore, MD 21208, representative for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

MICROFILMED

October 21, 1996

Barbara Portnoy Levine
President, Stevenson Ridge Halcyon Improvement Association
3003 Woodvalley Drive
Pikesville, MD 21208

Dear Barbara:

As per our discussion this morning, Lisa and I are prepared to request that the following condition be placed upon our petition to the county for a variance and consequent subdivision of our current property so long as our petition, variance and subdivision are unopposed.

The condition reads as follows:

“This variance is conditioned upon the following: that no part of the 3 acre property
/ currently owned by Brian and Lisa Litt, known as 3102 Woodvalley Drive, shall be used,
conveyed or dedicated for or as a public or private road or roadway joining Woodvalley
Drive to the property now owned by St. Timothy's School.”

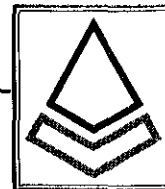
Sincerely,

Brian and Lisa Litt

MICROFILMED

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



MEMORANDUM

October 23, 1996

To: Zoning File, Case No. 97-141-A

From: Robert S Rosenfelt, P.E.

Please find attached a copy of a letter sent from Dr. and Mrs. Litt, petitioners in the above-referenced case, to the Stevenson Ridge Halcyon Improvement Association.

The neighborhood association and individual neighbors do not want access provided from the proposed development on the St. Timothy's property to Woodvalley Road. The Litts have agreed to ask that a condition be placed on their requested variance, that no part of their property be used or dedicated for a road connection to St. Timothy's property. They will make this request at the zoning hearing. In return, they have asked that the neighborhood association not oppose the variance or proposed subdivision of the Litt's property.

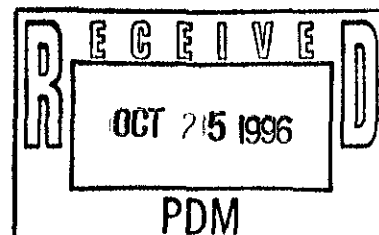
The proposed subdivision has been approved as a Limited Exemption by the Development Review Committee. At the DRC meeting, when the question of a road connection was raised, the representatives of the Departments of Planning and Public Works expressed no interest in having such a connection.

Robert S Rosenfelt, P.E.

cc: Dr. and Mrs. Brian Litt

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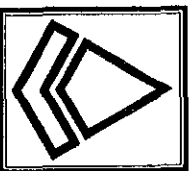
MICROFILMED



Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners

3723 Old Court Road, Suite 206
Baltimore, Maryland 21208



RECEIVED
JAN 11 1991

*for Zoning File
Case No. 97-141-A*

Robert Rosenfelt

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

Robert Rosenfelt

Colbert Mate Rosenfelt 21208
3723 Old Ct Rd Suite 206

Lisa & Brian Litt

3102 Wood Valley Dr Balt MD 21208

BARBARA PORTNOY LEVINE

3003 WOODVALEY DR BALTO 21208



MICROFILMED.

97-141-A

SITE

D.R. 1

3102 WOODVALLEY DRIVE

WOODVALLEY DRIVE

DRIVE

CT

SCHLOSS

MAXINE CIRCLE

MICROFILMED

1" = 200'

NW 10-D

141

3102 WOODVALLEY DR.

NW 10-D

1" = 200'

97-141-A

141

MICROFILMED

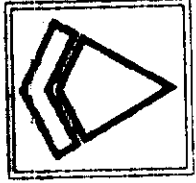
SITE

WOODVALLEY DR.

SEWELL CT.

SEWELL CT.





SCHLOSS
COURT

WOODVALLEY

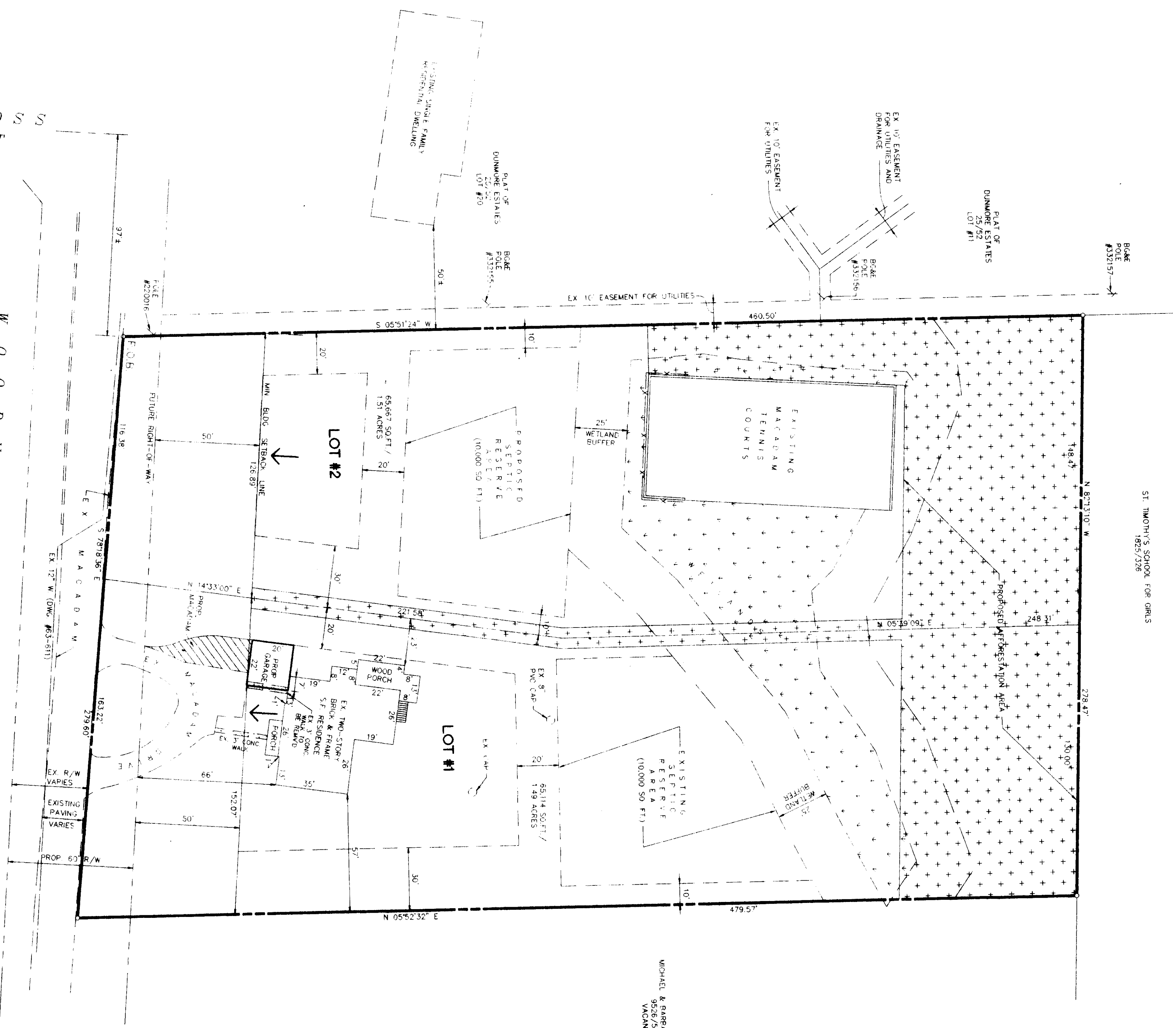
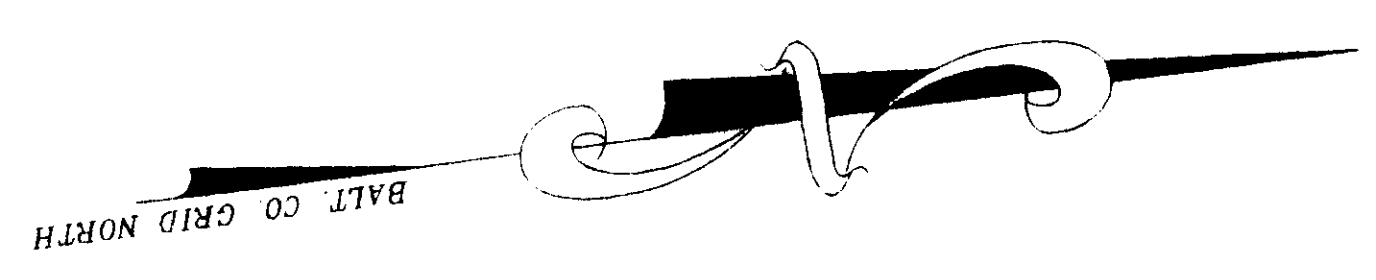
DRIVE

PLAN TO ACCOMPANY VARIANCE HEARING
THE LITT PROPERTY
3102 WOODVALLEY DRIVE
BALTIMORE COUNTY, MARYLAND
COUNCIL DISTRICT 2
ELECTION DISTRICT 3
SEPTEMBER 24, 1996
SCALE: 1" = 30'

MICROFILMED

PRINTED
SEP 25 1996

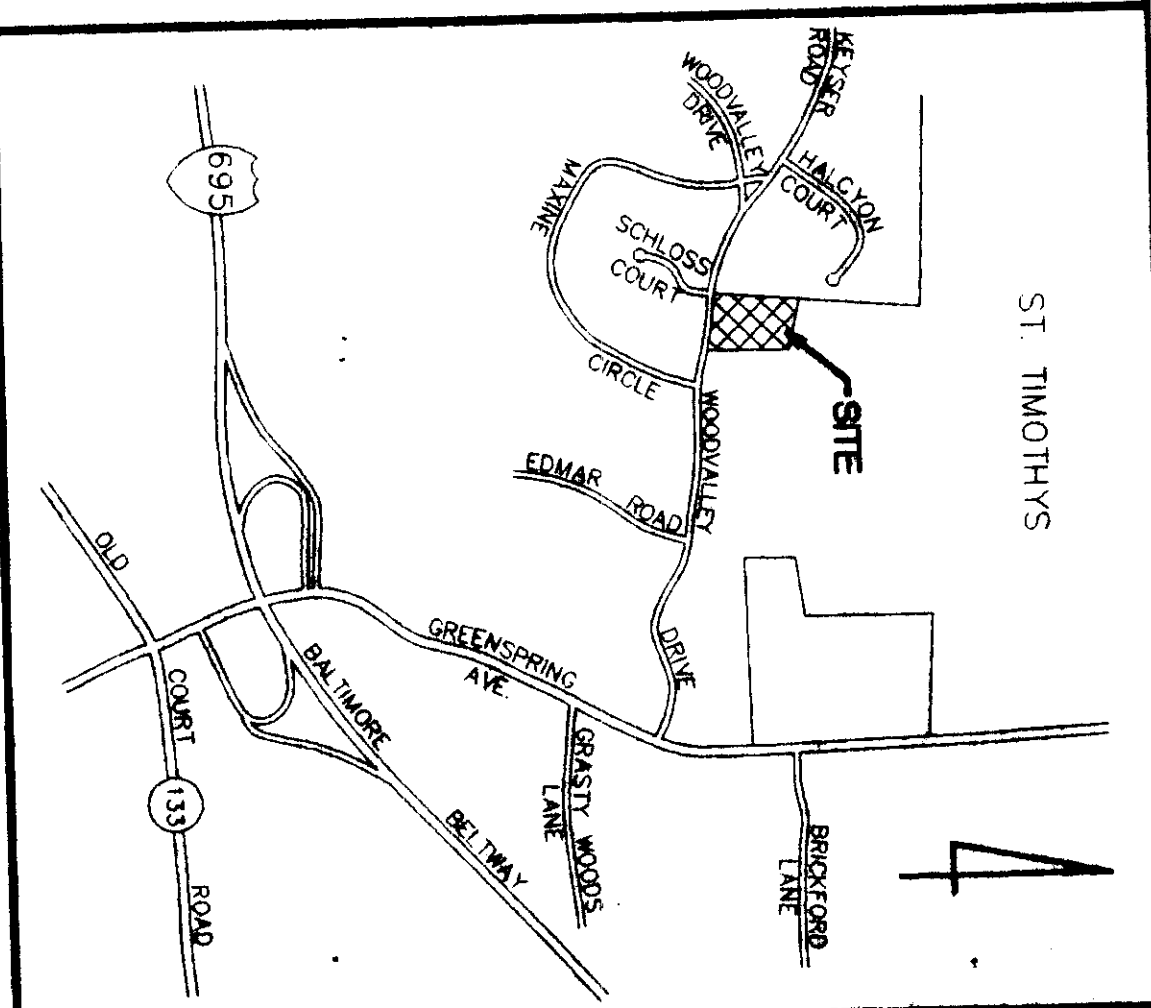
Colbert Matz Rosentelt, Inc.
ONE JOE # 96101 THE 96101 VARIANCE



MICHAEL & BARBARA DOMING
9528/916
VACANT

GENERAL NOTES

1. OWNER/DEVELOPER: DR. AND MRS. BRIAN LIT
3102 WOODVALLEY DRIVE
BALTIMORE, MD 21208
2. TAX ACCOUNT NO. 017004571
SEED REFERENCE: 9036/160
ZONING: OR-1
200' SCALE ZONING MAP BY 10-D
PROPOSED LOT 1: 1.51 AC (60,117 SQ. FT.)
PROPOSED LOT 2: 1.51 AC (60,117 SQ. FT.)
TOTAL: 3.02 AC 1.51
3. THERE ARE NO PRIOR ZONING HEARINGS ON THIS PROPERTY.
4. PUBLIC WATER IS AVAILABLE. PRIVATE SEPTIC SYSTEM IS EXISTING ON LOT 1, PROPOSED FOR LOT 2.
5. FOREST CONSERVATION REQUIREMENTS WILL BE MET EITHER BY PLANTING OF A REE-NAT-ED OR BY ON-SITE AFFORESTATION. SIX ACRES OF AFFORESTATION IS REQUIRED FOR LOT 2.
6. WETLAND LOCATION HAS RECEIVED PRELIMINARY APPROVAL FROM THE DEPT. OF ENVIRONMENTAL PROTECTION AND RESOURCES MGMT.
7. Site is not in the Chesapeake Bay Critical Area.
8. Critical Area.



97-141-A

VICINITY MAP
SCALE: 1" = 1000'

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
N/S Woodvalley Drive, across * ZONING COMMISSIONER
the street from Schloss Court * OF BALTIMORE COUNTY
3102 Woodvalley Drive *
2nd Councilmanic District * Case No. 97-141-A
Brian Litt, M.D., et ux *
Petitioners *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on a Petition for Variance for the property located at 3102 Woodvalley Drive in the Greenspring Valley section of Baltimore County. The Petition is filed by Dr. Brian Litt and Mrs. Lisa Litt, his wife, property owners. Variance relief is requested from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to permit a lot width of 126 ft. in lieu of the required 150 ft. minimum. The subject property and requested relief are more particularly shown on the plat to accompany the Petition for Variance, marked as Petitioners' Exhibit No. 1.

Appearing at the public hearing held for this case were Dr. Brian Litt and Lisa Litt, property owners. Also present was Robert Rosenfelt, the consultant who prepared the site plan. There were no Protestants present, however, Barbara P. Levine, a neighboring property owner appeared.

Testimony and evidence presented at the hearing was that Dr. and Mrs. Litt own the subject property and presently reside thereon. The property is rectangular in shape, with frontage on Woodvalley Drive and the rear portion of the lot adjoins property owned by the St. Timothy's School for Girls. Presently, the site is improved with an existing two story brick and frame single family residence. In addition to the dwelling, a circular drive is present as well as a macadam tennis court. The property is 3 acres in area and is zoned D.R.1. The Petitioners propose subdividing the

property so as to create two lots. The proposed subdivision is shown on the site plan. The proposed lot No. 1 will be 1.49 acres in area and will contain that portion of the property on which the dwelling is located. The proposed lot No. 2 is 1.51 acres in area and is vacant, but for the existing tennis court. The site plan also shows a proposed afforestation area to the rear of the property, a proposed septic reserve area for lot No. 2 and a building envelope for the proposed dwelling on lot No. 2.

Clearly, the subject property is large enough to support two lots under the density regulations. Variance relief is requested for lot No. 2 in that same is only 126 ft. wide at the proposed building line. In support of the variance, it was noted that the proposed dwelling will be located in the front of the lot, so as to avoid the area of wetlands and forest to the rear. These site constraints were cited as factors which make the property unique and justify variance relief. Moreover, as noted above, no other variances (i.e., for building setbacks) are sought.

Mrs. Levine testified on behalf of the Stevenson Ridge Halcyon Improvement Association. She stated that the Association is in support of the Petition for so long as relief is restricted. Specifically, the Association seeks assurance from the property owners that a portion of the site will not be sold or dedicated for use as a public or private road providing access to the St. Timothy's property. Apparently, a portion of the school's tract may be sold and developed residentially. Dr. and Mrs. Litt indicated that they would agree to such a restriction. Obviously, such a restriction does not affect the County's power of eminent domain, however, the voluntary conveyance or use of the property for a roadway shall be prohibited.

-2-

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 26th day of November, 1996 that a variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to permit a lot width of 126 ft. in lieu of the required 150 ft. minimum, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. No part of the subject 3 acre property known as 3102 Woodvalley Drive shall be used, conveyed or dedicated for, or as a public or private road or roadway joining Woodvalley Drive to the property now owned by St. Timothy's School.

LES:mmn

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

-3-



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

November 22, 1996

Dr. and Mrs. Brian Litt
3102 Woodvalley Drive
Baltimore, Maryland 21208

RE: Case No. 97-141-A
Petition for Zoning Variance
Property: 3102 Woodvalley Drive

Dear Dr. and Mrs. Litt:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,
LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmn
att.

c: Mrs. Barbara P. Levine, 3003 Woodvalley Drive, Baltimore, Md. 21208



Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 3102 Woodvalley Drive
which is presently zoned D.R.-1

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3(C)(1) for a lot width of 126 feet in lieu of the required 150 feet minimum.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty) That the property is unique and unusual such that the uniqueness and peculiarity of the property causes the zoning provisions to impact disproportionately upon the property. Practical difficulty and unreasonable hardship result from the disproportionate impact of the provisions of the zoning regulations caused by the property's uniqueness.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of the petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Corrected Petition/Case:

Type or Print Name

Signature

Address

City

State

Zip Code

Attorney for Petitioner

Type or Print Name

Signature

Address

City

State

Zip Code

I/We do solemnly swear and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Dr. Brian Litt

Type or Print Name

Signature

Mrs. Lisa Litt

Type or Print Name

Signature

3102 Woodvalley Drive

Address

Baltimore, MD 21208

City

State

Zip Code

Robert S. Rosenfelt, P.E.
Colbert Matz Rosenfelt, Inc.

3723 Old Court Road 653-3838

Baltimore, MD 21208

City

State

Zip Code

ESTIMATED LENGTH OF HEARING

the following date: _____

Next Two Months

Reviewed by: _____

DATE: 9/25/96

141

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners

ZONING DESCRIPTION

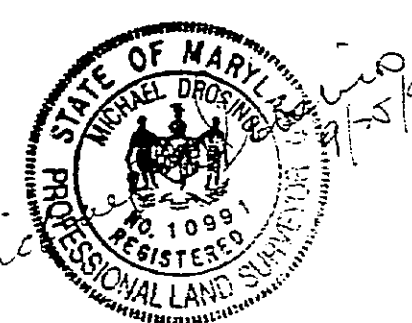
97-141-A

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATED IN THE THIRD ELECTION DISTRICT OF BALTIMORE COUNTY, MARYLAND, AND BEING KNOWN AS 3102 WOODVALLEY ROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAME AT A POINT IN THE BED OF WOODVALLEY ROAD, FORMERLY HALCYON ROAD, SAID POINT OF BEGINNING BEING THE END OF THE FOURTH LINE OF THE LAND CONVEYED TO BRIAN LITT AND LISA V. LITT DEED DATED JANUARY 3, 1992, AND RECORDED AMONG THE LAND RECORDS IN LIBER 9036 FOLIO 160, SAID POINT OF BEGINNING BEING DISTANT SOUTH 78 DEGREES 18 MINUTES 36 SECONDS EAST 97 FEET, MORE OR LESS, FROM THE INTERSECTION OF THE CENTERLINE OF SCHLOSS COURT, 50 FEET WIDE, WITH THE CENTERLINE OF WOODVALLEY ROAD, 60 FEET WIDE, AS SHOWN ON THE PLAT ENTITLED "STEVENSON RIDGE ADDITION" AND RECORDED AMONG SAID LAND RECORDS IN PLAT BOOK 31 FOLIO 145, RUNNING THENCE BEGINNING ON SAID FOURTH LINE AND IN THE BED OF SAID WOODVALLEY ROAD (1) SOUTH 78 DEGREES 18 MINUTES 36 SECONDS EAST 279.60 FEET, THENCE LEAVING SAID ROAD AND BINDING ON SAID LAND THE FOLLOWING THREE COURSES: (2) NORTH 05 DEGREES 52 MINUTES 32 SECONDS EAST 499.57 FEET, (3) NORTH 82 DEGREES 13 MINUTES 10 SECONDS WEST 278.37 FEET (4) SOUTH 05 DEGREES 51 MINUTES 24 SECONDS WEST 460.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.00 ACRES OF LAND, MORE OR LESS.

I:\JOBS\96101.DES 9-25-96



NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the County Act and Regulations, has ordered a public hearing on the following proposed variance from the Baltimore County Zoning Regulations (BCZR) to be held at the County Office Building, 111 West Chesapeake Avenue, Room 111, on the 26th day of November, 1996, at 10:00 A.M. The subject property is located at 3102 Woodvalley Drive, Baltimore, Maryland 21208 as follows:
Case: 97-141-A
(Item 11)
3102 Woodvalley Drive
Across Woodvalley Drive, across Schloss Court
3rd Election District
2nd Councilmanic District
Legal Description:
(1) A lot of 3.00 acres, more or less, bounded on the north by the centerline of Woodvalley Road, 60 feet wide, as shown on the plat entitled "Stevenson Ridge Addition" and recorded among said land records in Plat Book 31 Folio 145, running thence beginning on said fourth line and in the bed of said Woodvalley Road (1) South 78 degrees 18 minutes 36 seconds East 279.60 feet, thence leaving said road and binding on said land the following three courses: (2) North 05 degrees 52 minutes 32 seconds East 499.57 feet, (3) North 82 degrees 13 minutes 10 seconds West 278.37 feet (4) South 05 degrees 51 minutes 24 seconds West 460.50 feet to the point of beginning.
LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County
NOTES: (1) Hearing and decision to be held at the County Office Building, 111 West Chesapeake Avenue, Room 111, on the 26th day of November, 1996, at 10:00 A.M. (2) For information concerning the fee for this hearing, please call 887-3353.
10/20/96 Oct. 10 (2879)

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/10, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/10, 1996.

THE JEFFERSONIAN,

A. Hennehan
LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 024008
DATE 9/25/96 ACCOUNT COLLECTOR
AMOUNT \$ 50.00
RECEIVED FROM COLBERT MATZ ROSENFELT
C/O R.S. ROSENFELT
FOR TOWN 50
03491403390104000 \$50.00
VALIDATION ON SIGNATURE OF CASHIER
#141 573

CERTIFICATE OF POSTING

RE: Case No. 97-141-A

Petitioner/Developer: DR. BRIAN LITT, ET AL

Date of Hearing/Closing: OCT. 30, 1996

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 3102 WOODVALLEY DRIVE (ACROSS STREET FROM SCHLOSS COURT)

The sign(s) were posted on OCTOBER 14, 1996
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe
(Signature of Sign Poster and Date)
PATRICK M. O'KEEFE
(Printed Name)
523 PENNY LANE
(Address)
HUNT VALLEY, MD 21038
(City, State, Zip Code)
666-5366
(Telephone Number)

ZONING NOTICE
Case # 97-141-A
PLACE THIS NOTICE CONSPICUOUSLY ON THE PROPERTY TO BE VARIANCED
WITHIN THE SPECIFIED TIME PERIOD

Exhibit B

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____

Format for Sign Printing: Black Letters on White Background:

ZONING NOTICE

Case No. _____

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: PRORATE OF LOT WIDTH OF 126 FT. IN LIEU
OF 166 FEET REQUIRED 150 FT. MINIMUM

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

9/96
per: A.doc

TO: PUTNEM PUBLISHING COMPANY
October 10, 1996 Issue - Jeffersonian

Please forward billing to:

Robert S. Rosenfelt, P.E.
Colbert and Metz Rosenfelt, Inc.
3723 Old Court Road
Baltimore, MD 21208
653-3838

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-141-A (Item 141)
3102 Woodvalley Drive
W/S Woodvalley Drive, across street from Schloss Court
3rd Election District - 2nd Councilmanic
Legal Owner(s): Dr. Brian Litt and Lisa Litt

Variance for a lot width of 126 feet in lieu of the required 150 feet minimum.

HEARING: WEDNESDAY, OCTOBER 30, 1996 at 10:00 a.m. in Room 106, County Office Building.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

October 3, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-141-A (Item 141)
3102 Woodvalley Drive
W/S Woodvalley Drive, across street from Schloss Court
3rd Election District - 2nd Councilmanic
Legal Owner(s): Dr. Brian Litt and Lisa Litt

Variance for a lot width of 126 feet in lieu of the required 150 feet minimum.

HEARING: WEDNESDAY, OCTOBER 30, 1996 at 10:00 a.m. in Room 106, County Office Building.

Arnold Jablon
Director

cc: Dr. Brian Litt and Mrs. Lisa Litt
Colbert Metz Rosenfelt, Inc.

NOTES: (1) THE ZONING NOTICE SIGN MUST BE POSTED ON THE PROPERTY BY OCTOBER 15, 1996.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed with Soybean Ink
on Recycled Paper



Baltimore County
Department of Permits and
Development Management

October 30, 1996

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Dr. and Mrs. Brian Litt
3102 Woodvalley Drive
Baltimore, MD 21208

RE: Item No.: 141
Case No.: 97-141-A
Petitioner: Brian Litt, et ux

Dear Dr. and Mrs. Litt:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on September 25, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

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on Recycled Paper

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management
October 10, 1996

FROM: R. Bruce Seeley *RBS/jlp*
DEPRM

SUBJECT: Zoning Item #141 - Litt Property
3102 Woodvalley Drive
Zoning Advisory Committee Meeting of October 7, 1996

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Environmental Impact Review

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).

Ground Water Management

Lot must be in accordance with COMAR 26-04-02.

RBS:VK:sp
LITT/DEPRM/TXTSP

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management
Date: October 17, 1996

FROM: Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
For October 15, 1996
Item No. 141

The Development Plans Review Division has reviewed the subject zoning item. This site is designated as an "S-1 Existing Service Area" on the master sewerage plan maps. Metropolitan facilities are available to 90% or more of the properties in these areas.

RWB:HJO:jrb

cc: File

ZONE31D

Baltimore County Government Fire Department



700 East Johns Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 10/07/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF OCT. 07, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 146 AND 147.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

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on Recycled Paper

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: October 4, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 131, 132, 133, 134, 135, 136, 140, 141, 142, 146, and 147

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

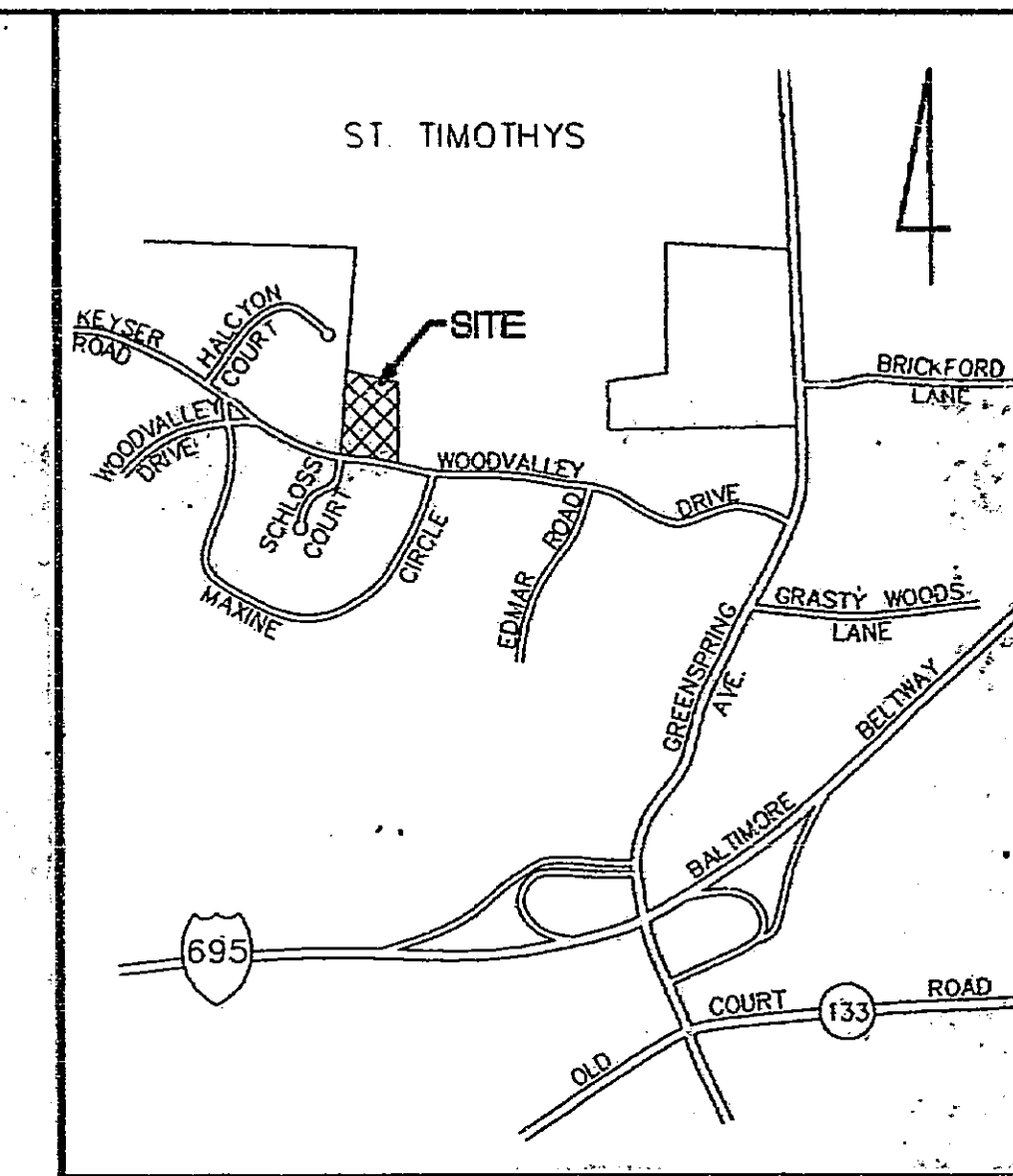
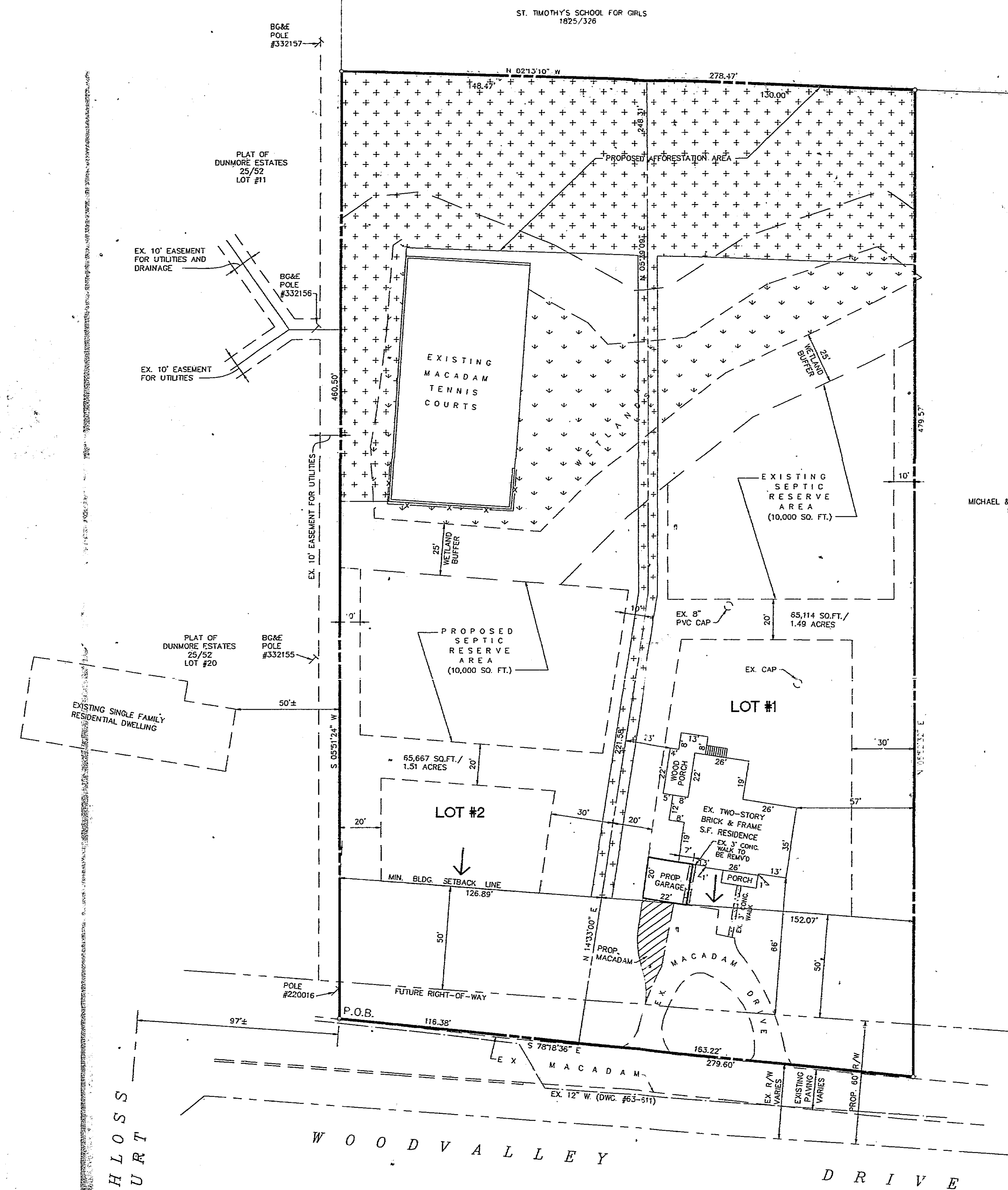
Prepared by: *Jeffrey W. Long*

Division Chief: *Carol L. Kenna*

PK/JL

ITEM131/PZONE/ZAC1

BALTIMORE CO. GRID NORTH



97-141-A

GENERAL NOTES

1. OWNER/DEVELOPER: DR. AND MRS. BRIAN LITT, 3102 WOODVALLEY DRIVE, BALTIMORE, MD. 21208
2. TAX ACCOUNT NO.: 0312034571, DEED REFERENCE: 9036/160, ZONING: D.R. I, 200' SCALE ZONING MAP N.W. 10-0
3. PROPOSED LOT 1: 1.49 AC (65,112 SQ. FT.), PROPOSED LOT 2: 1.51 AC (65,667 SQ. FT.), TOTAL: 3.00 AC (1.51)
4. THERE ARE NO PRIOR ZONING HEARINGS ON THIS PROPERTY.
5. PUBLIC WATER IS AVAILABLE. PRIVATE SEPTIC SYSTEM IS EXISTING ON LOT 1, PROPOSED FOR LOT 2.
6. FOREST CONSERVATION REQUIREMENTS WILL BE MET EITHER BY PAYMENT OF A FEE-IN-LIEU OR BY ON-SITE AFFORESTATION. 0.6 ACRE OF AFFORESTATION IS REQUIRED.
7. WETLAND LOCATION HAS RECEIVED PRELIMINARY APPROVAL FROM THE DEPT. OF ENVIRONMENTAL PROTECTION AND RESOURCE MGMT.
8. Site is not in the Chesapeake Bay Critical Area.

PLAN TO ACCOMPANY VARIANCE HEARING
THE LITT PROPERTY

3102 WOODVALLEY DRIVE
BALTIMORE COUNTY, MARYLAND

COUNCIL DISTRICT 2 ELECTION DISTRICT 3
SCALE: 1" = 30' SEPTEMBER 24, 1996

Colbert Matz Rosenfelt, Inc.
Surveyors • Planners
1000 North Road, Suite 206
Montgomery, MD 21206
(410) 653-3838
(410) 653-7953

PRINTED
SEP 25 1996

COLBERT MATZ ROSENFELT, INC.
CNR 3.07 96101 FILE 96101VAR.DWG

141